Smart Growth in Cape Cod and the Islands

Douglas Foy, Secretary of Commonwealth Development

Hyannis, October 13th, 2004





Lieutenant Governor

Challenge: Growth in Massachusetts

- Estimated 2 Million Undeveloped Acres
- Housing Supply and Cost
- Water Supply/Treatment
- Mobility
- Failing Infrastructure



Meeting the Challenge: The Romney Agenda

- Office for Commonwealth Development
- Double Housing
- Fix It (First)
- World Class Parks
- Open Space Protection
- Multi-modal Transportation Planning







Guiding Principles for Smart Growth

- 1. Redevelop first
- 2. Concentrate development
- 3. Be fair
- 4. Restore and enhance the environment
- 5. Conserve natural resources

- Expand housing opportunities
- 7. Provide transportation choice
- 8. Increase job opportunities
- Foster sustainable businesses
- 10. Plan regionally

Local Example: Provide Transportation Choice

Cape Cod Rail Trail





Local Example: Conserve Natural Resources

Crowes Pasture, Dennis

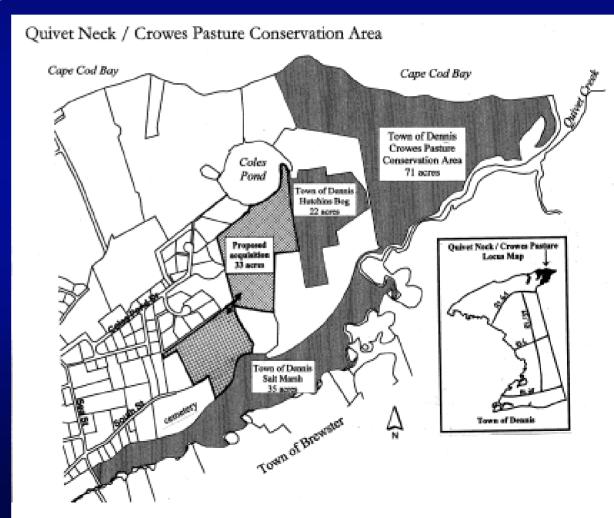
•33 acres preserved



Local Example: Conserve Natural Resources

Coles Pond, Dennis

33.5 acres preserved



Recognition



- Find and Highlight Examples
- Case studies posted on OCD website



- Governor's Smart Growth Leadership Awards (applications due October 15th)
- Governor's Smart Growth Innovation Awards (applications due December 15th)

Technical Assistance



- Interagency Technical Assistance Teams
- Peer-to-peer network
- 127 · → · ② ② ③ ③ ②Search @Fevorites ③ ③ · → Ø Ø · □ Address (a) http://www.mass.gov/ocd/Capacity6uiding.htm Commonwealth Development Capacity Building Resources for Cities and Towns in the To promote smart growth, the Office for Commonwealth Development (OCD) must work hand in hand with municipalities to support measures that stimulate the production of affordable housing, encourage economic development and foster environmental sustainability. To that end we are strategically investing state dollars to advance smart growth projects and using Commonwealth Capital as a tool to support those municipalities that use their powers to promote smart growth. We are also organizing the state's technical assistance efforts to build DHCD: Department of Housing and Community Development local capacity and promote local interest in smart growth. The following matrix identifies staff lable within OCD agencies that can help cities and towns grow in ways that are consistent DOER: Department of Energy with Sustainable Development Principles agencies or how to contact program directors please refer to the listing below. If you have additional questions please contact OCD at <u>ocd@massmail.state.ma.us</u> EOT: Executive Office of Coastal Smart Growth Development Community Preservation Initiative internet

Interactive website under development

Planning and Zoning Funding



 Mass Housing Priority Development Fund (\$3M of planning grants)



 EOEA Smart Growth Technical Assistance Grants

An Innovation: Smart Growth Zoning Law - Chapter 40R

Planning and Zoning



- Incentives to create "smart growth zoning districts" in eligible locations
 - City, town, village centers/commercial districts
 - Around transit stations
 - Other appropriate "smart growth" locations
- Key criteria: Infrastructure + Walkability
- Must have 8-20 units/acre, affordable units, housing or mixed use
- Incentives: State \$ for re-zoning and issuance of building permits, priority in grant programs
 - Education costs to be addressed



Project Funding





- Commonwealth Capital: Common administration of discretionary capital grant programs to ensure
 - Consistency of projects with smart growth policy
 - Alignment of municipal policies and zoning with Commonwealth interest in smart growth
 - Coordination of agency decision-making

 Includes economic and community development, open space protection, offstreet parking, wastewater infrastructure and other programs

Project Funding



• Fix-it-first (parks, roads, bridges, housing, transit, drinking water, sewers)



 MassHousing Priority Development Fund (housing)

 Limited, smart infrastructure expansion (transit, bike, pedestrian, streetscapes)

Tax Credits + incentives



- State Historic Preservation Tax Credit signed into law
 - Focus on smart growth, affordable housing
 - Initial authorization \$10 million/year



- Support for upper-story redevelopment
 - Housing Development Support Program funding doubled (DHCD)
 - Forum on "Upper Story Redevelopment: Strategies for Your Downtown" (Oct. 13, 2004, Worcester)

Environmental Smart Growth Policies

- Fast track for smart growth projects being developed for
 - Environmental review (MEPA) process
 - Dep't of Environmental Protection permitting processes
- State Revolving Fund Program (water infrastructure) reform
 - Facilitate sewering for town center growth
 - Get tougher on sewering in outlaying areas
- Smart conservation: land protection strategies

Still Needs Fixing:

• 40B Reform

School Costs

- 40A
 - ANR
 - Grandfathering

Capacity Building

Meeting the Challenge



"It is amazing what you can accomplish if you don't care who gets the credit."

President Harry S. Truman

Smart Growth is a critical element of the Commonwealth's Economic Growth Strategy

RPA Presentations

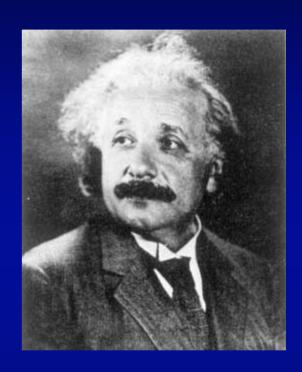
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Capacity Building



Smart Growth

"Peace cannot be kept by force. It can only be achieved through understanding."

~Albert Einstein

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